

GOODRICH THERESA/RUSSELL NICHOLAS
260 SE SANDY DR
LAKE CITY, FL 32025

01-4S-17-07476-002



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03VINYL SID 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2100
Bathrooms1100
Frame01NONE 100

Stories1.1.100
Architectual05CONV 100
Units0100

Condition Adj0303100
Kitchen Adjus0101100

Quality0505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC1417.001.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS55210055248,539

FOP6030181,583

FSP14440585,100

TOTALS75662855,222

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

010001628118.5080132.7383,3541953199800033.7566.25

1 SINGLE FAM100% - 2023Heated Area: 552HX Base Yr 2023

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

260 SE SANDY DR, LAKE CITY

TOTAL OB/XF0

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR100A-10.000.000.38AC1.001.001.0015,000.0015,000.005,700

REVIEW DATE02/23/2017BYDFTotal Acres: 0.38Total Land Value: 5,700Market: 0Agricultural: 0Common: 5,700PRINTED 11/18/2025 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE55,222

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET5,700

TOTAL MARKET VALUE60,922

SOH/AGL Deduction102

ASSESSED VALUE60,820

TOTAL EXEMPTION VALUEHX HB WX40,820

BASE TAXABLE VALUE20,000

TOTAL JUST VALUE60,922

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE61,964

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

1459/20252/14/2022QC U I 11100

GRANTOR: MOORE SANDRA GAIL

GRANTEE: GOODRICH THERESA

932/15898/07/2001QC U I 11100

GRANTOR: RICHARDS SANDRA GAIL

GRANTEE: MOORE SANDRA GAIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S24 E24 FSP= E12 N12 W12 S12\$ N22 FOP= N5 W12 S5 E12\$ W12 N2\$.